

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**48 Kestrel Way
Bicester
Oxon
OX26 6YA**

**EXCLUSIONS:
No Pets
No Smokers
No Benefit Recipients**

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Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

48 Kestrel Way, Bicester, Oxon OX26 4YA



A one bedroom ground floor flat situated in a cul de sac in the Langford Village area of Bicester

TO LET

£ 895.00 PCM

- ❖ Communal Entrance Porch
- ❖ Communal Entrance Hall
- ❖ Private Entrance Hall with Entry Phone system
- ❖ Living room open plan to Kitchen
- ❖ Bedroom with built in wardrobes
- ❖ Bathroom with shower over bath
- ❖ Allocated Parking space to right of Block

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

COMMUNAL ENTRANCE PORCH

Glazed panel front door and side panel, built in meter cupboards and letter boxes, ceramic tiled floor, glazed panel door and side panels with coded door lock

COMMUNAL ENTRANCE HALL

ENTRANCE HALL: 3'3 x 7'1 plus 6'4 x 2'7

Built-in cloaks cupboard, entry phone System, electric convector heater.

LIVING AREA: 12'2 x 9'8 max 8'2 min

uPVC double glazed window to front aspect, electric convector heater, TV point, Telephone point

KITCHEN AREA 9'2 x 7'4 max 5'10 min

uPVC double glazed window to side aspect, fitted with white base and eye level units and granite style roll top work surfaces, single drainer stainless steel sink unit with mixer tap, electric ceramic hob and 'Moffat' electric oven, 'Hotpoint' washing machine, 'Frigidaire' under counter fridge with small ice box, black gloss ceramic tiled floor.

BEDROOM ONE: 9'7 into Ward- robes x 8'0

uPVC double glazed window to front aspect, warm air vent.

BATHROOM:

Extractor fan, wall mounted electric fan heater, close couple WC, pedestal wash hand basin, panel bath with electric shower over, fitted bathroom mirror with built in lighting, black ceramic tiled floor, Built in airing cupboard with sliding door, foam covered hot water cylinder and immersion heater

Outside

PARKING:

Allocated space in car park to right of block

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Front



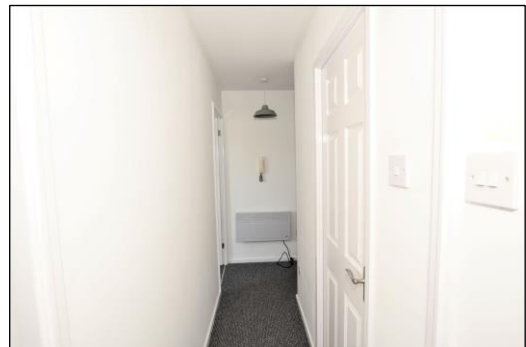
Communal Porch



Communal Entrance Hall



Entrance Hall



Entrance Hall



Living Room



Living Room

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Kitchen



Hob



Oven and Washing Machine



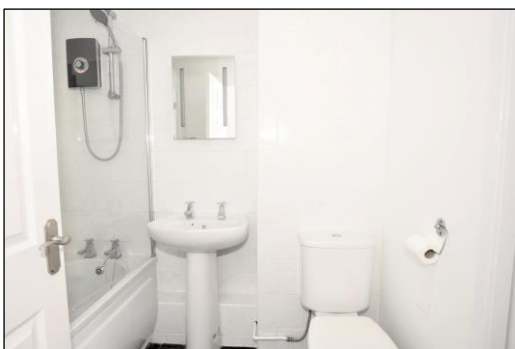
Bedroom



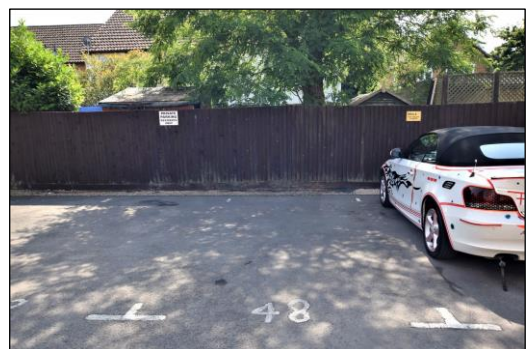
Bedroom



Bathroom



Bathroom



Parking

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Material Property Information

Council Tax Band - B / Amount – approx. 193 per month

Rental Asking Price - £895

Tenure - leasehold

Property construction - Standard

Mains Electricity supply - Yes

Mains Gas Supply - No

Mains Water supply - Yes

Mains Sewerage -Yes

Heating Type - Electric

Broadband - Fibre to House

Parking - Yes

No of Parking Spaces - One allocated parking space and visitor spaces

Building safety - No

Restrictions /Rights and easements - No

Flood risk - has the property been subject to any flooding in the last 5 years - No

Planning permission – No

Accessibility/adaptations - No

Local Amenities

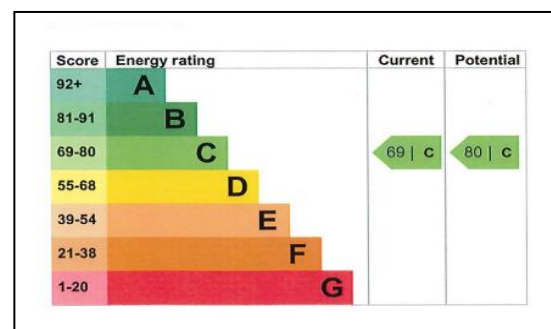
Langford shops has a Tesco Express, a Pharmacy, a Hairdresser's and a Chinese Takeaway. Alongside the shops is the Nightingale Public House and behind that lies the Medical Practice and Community Hall. All are located central to the estate.

Langford Village Junior School has a good reputation and boasts both a Breakfast Club and an After School Club.

Peregrine Way is the bus route for the X5 Oxford bus as well as routes that serve Bicester Town Centre.

Langford Village has easy access onto the by-pass which leads to the A41 and has a array of Parks, Lakes and a Conservation Area.

Langford Village is considered by many to be convenient walking distance to town. There is also a network of cycle paths.



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AVAILABLE:

Date: End October 2025

RENT:

£895.00 per calendar month.

LENGTH OF TENANCY: 12 Months

RENTAL DEPOSIT

£1038.46 (Equal to five weeks rent.)

Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

COUNCIL TAX BAND

According to <http://cti.voa.gov.uk>

The council tax band is **B**

To Make an offer to rent the property

Please send an e-mail to:

E-mail: lettings@bartonfleming.co.uk

Including :

Full names of all adult occupants

Emails and telephone numbers for all tenants

Occupations of all tenants

Gross annual salaries for all tenants including contracted hours of employment

Details of any children

Details of any pets

Required Tenancy Start date

Length of tenancy required

Any special conditions or requirements

We will then put your offer to rent the property forward to the landlord.

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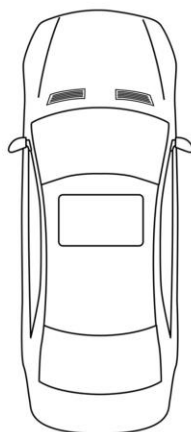
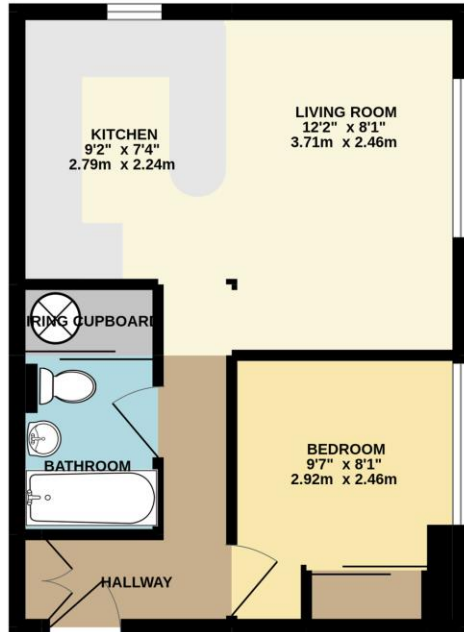
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GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 335 sq.ft. (31.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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